

TAX MAP 13, LOT 18
(BIRCH ROAD)
THIRTIEN ACRES LLC
196 ATLANTIC AVE
NO HAMPTON, NH 03862

TAX MAP 14, LOT 102
(BIRCH ROAD)
KNOWLES DONALD A TRUSTEE
DONALD A KNOWLES REV TRUST OF 2016
8 BIRCH RD
NO HAMPTON, NH 03862

TAX MAP 17, LOT 43-2
(10 BIRCH ROAD)
LEONARDI MARK & SUSAN
10 BIRCH RD
NO HAMPTON, NH 03862

ZONING REQUIREMENTS

REQUIRED:
1. LOT AREA MIN. 10,000 SQ. FT.
2. LOT FRONTAGE 100 FT.
3. SIDE & REAR YARD 35 FT.
4. WETLANDS BUFFER 100 FT.
5. WETLANDS SEPTIC SETBACK 75 FT.
6. BUILDING HEIGHT 35 FT.

PARKING REQUIREMENTS

REQUIRED:
1. INDUSTRIAL/LIGHT MANUFACTURING 1 PER 800 SQ. FT. GFA
2. 40' X 100' = 4,000 SQ. FT.
3. 4,000 SQ. FT. / 800 SQ. FT. = 5 SPACES
4. OFFICE 1 PER 300 SQ. FT.
5. <300 SQ. FT. OFFICE = 1 SPACE
6. REQUIRED PARKING SPACES:
PROVIDED:
8 - 6' X 18' PARKING SPACES
2 - 12' X 18' HANDY CAP PARKING SPACES

PREPARED FOR:

JAMES BUCHANAN
& MICHAEL OILER
27 BIRCH ROAD
NORTH HAMPTON, N.H. 03862

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE. STRATHAM, N.H. 03865
PHONE: 603-583-4860 FAX: 603-583-4863

NOTES

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK. BY CALLING 1-800-960-SAFE.
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL AND COUNTY RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. ALL DRIVEWAY AND DRAINAGE WORK TO CONFORM TO TOWN OF NORTH HAMPTON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
5. SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
6. DISTURBANCE IS UNDER 100,000 SQ. FT. SITE SPECIFIC RSA 495A-17 NOT REQUIRED.
7. NO SIGNS ARE PROPOSED AT THIS TIME. FUTURE PROPOSED SIGNS SHALL CONFORM TO THE TOWN OF NORTH HAMPTON ZONING REGULATIONS.
8. PROPOSED OPERATING HOURS ARE TO BE DURING "DAYLIGHT HOURS" 06:00 TO 11:00 HOURS.
9. PROPOSED SECURITY SENSOR LIGHTING IS PROPOSED ON THE FACE OF THE BUILDING. ALL PROPOSED LIGHTING SHALL BE INSTALLED SO THAT NO LIGHT SPILLS OR REFLECTS ON TO ADJACENT PROPERTIES AND DOES NOT CAUSE A SAFETY PROBLEM FOR VEHICULAR TRAFFIC. A "DARK SKY" STANDARD - THAT IS, NO LIGHT RADIATING ABOVE THE HORIZONTAL PLANE AT THE LOW POINT OF ANY LUMINAIRE - IS REQUIRED FOR ALL LIGHTING.
10. AN APPROXIMATE PROPOSED SAND & STONE STORAGE UP TO 100 YARDS IS TO BE LOCATED ON SITE OUTSIDE OF THE 100' WETLANDS BUFFER. NO PROCESSING OF MATERIALS IS TO BE PERFORMED ON SITE.
11. NO PERSON SHALL LOCATE, STORE, DISCHARGE, OR PERMIT THE DISCHARGE OF ANY TREATED, UNTREATED, OR INADEQUATELY TREATED LIQUID, GASEOUS, OR SOLID MATERIALS OF SUCH NATURE, QUANTITY, HAZARDOUSNESS, TOXICITY, OR TEMPERATURE THAT MAY RUN OFF, SEEP, PERCOLATE, OR WASH INTO SURFACE WATER OR GROUND WATER SO AS TO POLLUTE, HARM, IMPAIR OR CONTRIBUTE TO AN IMPAIRMENT OF SUCH WATERS.
12. ALL STORAGE FACILITIES FOR FUEL, CHEMICALS, CHEMICAL OR INDUSTRIAL WASTES, AND BIODEGRADABLE RAW MATERIALS SHALL MEET THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) INCLUDING BUT NOT LIMITED TO THOSE INVOLVING UNDERGROUND STORAGE TANKS, ABOVE GROUND STORAGE TANKS, HAZARDOUS WASTE, AND BEST MANAGEMENT PRACTICES FOR GROUNDWATER PROTECTION (BMP-WA 401).
13. NO PETROLEUM BASED FLUID MAINTENANCE TO BE PERFORMED ON SITE.
14. 10' NATURAL WOODLAND BUFFER AROUND PERIMETER TO REMAIN IN PLACE.

OWNERS OF RECORD: JAMES BUCHANAN & MICHAEL OILER 27 BIRCH ROAD NORTH HAMPTON, N.H. 03862	
PROPOSED SITE PLAN	
COMMERCIAL DEVELOPMENT 5 BIRCH ROAD TAX MAP 13, LOT 21 NORTH HAMPTON, NH	
DATE: AUGUST 2017	SCALE: 1" = 20'
PROJ. NO. NH-1457	SHEET NO. 2 OF 4

PER RCRD PLAN C22604

TAX MAP 13, LOT 10
(3 BIRCH ROAD)
MIRRELL ROBERT
3 BIRCH RD
NO HAMPTON, NH 03862
RCRD 4036-2013
SEE RCRD PLAN C10003

FOR PURPOSES OF SECTION VII K, THE TERM "WETLANDS" SHALL NOT INCLUDE AN ISLAND (I.E. NON-TIDAL) WETLAND WHICH CONSISTS OF A REGULATED SWALE, RUNOFF DITCH OR OTHER DRAINAGE, WITH A SEDIMENTATION/RETENTION BASIN, OR AN AGRICULTURAL/DRILLATION POND.

TAX MAP 13, LOT 20
(12 ELM ROAD)
12 ELM DEVELOPMENT
27 BIRCH RD
NO HAMPTON, NH 03862
RCRD 2760-1701
RCRD PLANS D18521, 18522

OWNER UNITS 1-5
ELM ROAD INDUSTRIAL PARK LLC
RCRD 5531-0530

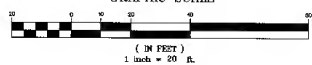
GREEN SPACE REQUIREMENTS

PAVED PARKING 7,785 S.F.
BUILDING FOOT 4,000 S.F. = 13.0%
TOTAL IMPERVIOUS 11,785 S.F. = 13.0%
GRAVEL DRIVE/ACCESS 21,437 S.F. = 24.6%
GREEN SPACE/PERVIOUS 53,880 S.F. = 61.8%
REQUIRED = 10%

APPROVAL BLOCK

APPROVED TOWN OF NORTH HAMPTON PLANNING BOARD
James Buchanan
CHAIRPERSON
DATE 20 MAR - 2018

GRAPHIC SCALE



TAX MAP 13, LOT 22
(18 ELM ROAD)
ELM LLC
R A & T D RICCHETTI CO TRUSTEES
PO BOX 205
NORTH HAMPTON, NH 03862
RCRD 3539-2434, RCRD 4397-0164
SEE RCRD 4398-1032
SEE RCRD PLAN C22604

REVISIONS PER CONDITIONS OF APPROVAL & RCRD REV. 2-5-18
REVISIONS PER PEER & PG REVIEW 11-29-17
REVISIONS: DATE:

D-40720

